



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

HELEN COX, CHAIR
FRANCIS DEGRACIA, VICE CHAIR
DONNA APISA, MEMBER
MELVIN CHIBA, MEMBER
GLENDA NOGAMI-STREUFERT, MEMBER
LORI OTSUKA, MEMBER

MEMORANDUM

DATE: March 7, 2022
TO: Planning Commission
FROM: Clerk of the Commission
SUBJECT: 1st Addition to the 3/8/2022 Planning Commission Agenda

I. GENERAL BUSINESS MATTERS

1. Steelgrass Farm
 - b. Memorandum Number 1 to Planning Commission

SHORELINE SETBACK DETERMINATIONS

Supplemental Number 1 to March 8, 2022 Shoreline Setback Determinations



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GLENDA NOGAMI-STREUFERT, MEMBER
LORI OTSUKA, MEMBER

MEMORANDUM

DATE: March 7, 2022

TO: Honorable Planning Commission Chair Helen Cox and Members of the Kauai Planning Commission

FROM: Ka'aina S. Hull, Clerk of the Commission 

RE: Additional Findings & Testimony

Attached for the Planning Commission's consideration are:

1. Traffic Assessment prepared by Austin, Tsutsumi and Associates that evaluates the traffic impacts of the project (Refer to Exhibit 'A'); and
2. Public Testimony from community members (Refer to Exhibit 'B').

EXHIBIT “A”

(Traffic Assessment)

For reference



TERRANCE S. ARASHIRO, P.E.
ADRIENNE W.L.H. WONG, P.E., LEED AP
DEANNA M.R. HAYASHI, P.E.
PAUL K. ARITA, P.E.
ERIK S. KANESHIRO, L.P.L.S., LEED AP
MATT K. NAKAMOTO, P.E.
GARRETT K. TOKUOKA, P.E.

FINAL

March 3, 2022

Mr. Will Lydgate
Lydgate Farms
5730 Olohena Road
Kapaa, Hawaii 96746

Dear Mr. Lydgate:

Subject: **Traffic Letter Assessment
Lydgate Farms
Kapaa, Kauai, Hawaii**

Austin, Tsutsumi & Associates, Inc. (ATA) has prepared this traffic assessment (TA) for Lydgate Farms located in Kapaa, Kauai, Hawaii.

Project Description

Lydgate Farms is a 46-acre farm located in Kapaa, Hawaii, which grows vanilla, honey, and cacao to make chocolate. Lydgate Farms also offers a three-hour Chocolate Farm Tour once a day, Monday through Friday, beginning at 9:00 AM and ending at 12:00 PM, and a gift shop which guests may visit even if not attending the tour. Currently, Lydgate Farm accommodates approximately 50 visitors, arriving in approximately 20 vehicles, per day on average. During peak visitor season, the farm may host as many as 80 visitors per day, arriving in approximately 30-35 vehicles. Lydgate Farms is seeking a permit amendment that will allow them to increase the number of visitors they can book on their farm tours.

Existing Conditions

Lydgate Farms is located at 5730 Olohena Road within the Lydgate Rise subdivision. The site is accessed from a single concrete driveway off of Olohena Road and a combination of gravel and dirt roads within the subdivision which also serves several other residential homes. The main roadway within the subdivision is wide enough for two vehicles; though the local roadway approaching the farm, which serves 5 other properties, has short segments where only one vehicle can be accommodated at a time. Near the one-way, two-lane segments, there is generally ample space for one of the vehicles to pull over to allow the other through.



Mr. Will Lydgate
Lydgate Farms

March 3, 2022

Future Conditions

Based upon Client-furnished information, the maximum number of visitors that Lydgate Farms wants to host per day would be 100 visitors. While the Client has indicated that Lydgate Farms has no immediate plans to host the maximum number of visitors, conditions with 100 vehicles per day were considered to constitute the “worst case” traffic operations scenario.

Based on analysis published by the Federal Highway Administration (FHWA)¹, operations of two-way, one-lane segments can be up to 1400 vehicles per hour.

Traffic generated by Lydgate Farms will fall far below this threshold, and as a result, no significant impacts to traffic operations are anticipated as a result of Lydgate Farms’ permit amendment.

We appreciate the opportunity to prepare this traffic assessment for the Project. If you have any questions or require additional information, please contact me at (808) 533-3646.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

KELCEE A. FUJIMOTO, P.E.
Project Transportation Engineer

¹ Traffic Analysis Tools Volume IX: Work Zone Modeling and Simulation, Federal Highways Administration, 2014, http://ops.fhwa.dog.gov/wz/traffic_analysis/tatv9_wz/cs8.htm

EXHIBIT “B”

(Public Testimony)

Written Testimony

Marvin Cameron <marvin@cameron123.com>

Thu 3/3/2022 12:58 PM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; Will Lydgate <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

March 3, 2022

Kauai County Planning Department
4444 Rice Street Ste A473
Lihue HI 96766

Dear Commissioners,

I understand that Lydgate Farms is requesting an amendment to their current permit. I have a home in the neighborhood, and we share an easement for access to our properties.

I am writing in support of the petition to amend their permit and ask for your utmost consideration in approving their request. I love to see businesses succeed and I wish Lydgate Farms all the best.

It is wonderful to have a working farm in our neighborhood and to see this industry thrive on Kauai. I believe we need more sustainable businesses in the agriculture industry.



Marvin Cameron
marvin@cameron123.com

Lydgate Farms Petition

Susanne Gould <ds.kauai@hawaiiantel.net>

Thu 3/3/2022 9:51 AM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners,

I am writing you to voice my support for Lydgate Farms in their permit amendment petition. I am a neighbor of the farm, and we share the same easement. I don't have any issues with their operations and wish them lots of success. We need more working farms on Kauai. I hope that you will consider my testimony and grant them their requests.

Lydgate Farms has been a responsible neighbor over the years, and I whole heartedly urge you grant their petition. We need to support our farms!

Aloha

Susanne Gould

Support for Lygate Farms permit amendment

Kerry Snyder <keeptheten@aol.com>

Thu 3/3/2022 8:51 AM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

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Dear Commissioners,

I am writing you to voice my support for Lydgate Farms in their permit amendment petition. I am a neighbor of the farm, and we share the same easement. I don't have any issues with their operations and wish them lots of success. We need more working farms on Kauai. I hope that you will consider my testimony and grant them their requests.

Aloha,

Bart and Kerry Snyder

Lydgate Farms

mario perez <lovemywire@gmail.com>

Wed 3/2/2022 11:24 AM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

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Dear Commissioners,

My name is Mario Perez. I am a resident of Lydgate Rise and a neighbor to Lydgate Farms. I support local sustainable farming on Kauai. Will Lydgate has been conscientious and courteous to all the residents in Lydgate Rise. I wish him success with the farm and ask that you consider granting his requests.

Mahalo, Mario Perez

Lydgate Farms

mario perez <lovemywire@gmail.com>

Wed 3/2/2022 11:19 AM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners,

I am a longtime resident of Lydgate Rise and neighbor to Lydgate Farms. I have been proud of Will and the progress he has made in his endeavours with the farm. He has always looked out for our community. He has my full support and I wish him the success he deserves. Mahalo for considering my testimony to grant them their requests.

Aloha,

Mel Alves

Testimony in support of Lydgate Farms petition

John Garrison <johngarrison50@gmail.com>

Tue 3/1/2022 1:28 PM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners,

I am writing to you to voice my support for Lydgate Farms in their permit amendment petition. I am a neighbor of the farm and we share the same easement. I don't have any issues with their operation and wish them much success. They produce great chocolate! We need more working farms on Kauai. I hope that you will consider my testimony and grant their request.

Aloha,

John Garrison
5708 Olohena Road
Kapaa, HI 96746

808-631-0855

In support of Lydgate Farms

Sabra L Kauka <sabrakauka@icloud.com>

Sun 3/6/2022 3:03 PM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; Will Lydgate <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha,

This is written in support of Lydgate Farms_application to increase the number of ag-and-cultural tours to their farm.

Years ago I gave them wauke to plant on their land. This is the main plant we use to make kapa. I anticipated an increase in the interest of visitors to learn this Hawaiian cultural art.

Sure enough I receive many more requests to teach this cultural art then I have time to give. That's why I am teaching as many young people in the cultural, agricultural and visitor industry to do so.

Lydgate Farms is one such entity with the Ag land and interest in preserving Hawaiian cultural arts.

Please approve their application.

Malama Pono,
Sabra Kauka
Hawaiian Studies Kumu
PO Box 3870
Lihu'e HI 96766-6870

Sent from my iPhone

Support for Lydgate Farms

Dirk-Michael Lambert <dirklamb@aol.com>

Sat 3/5/2022 9:59 PM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners,

I am a neighbor of lydgate farm, and I wanting to support Lydgate Farm in their permit amendment petition.

I like what they are doing and support them with their effort to spread the Aloha-Spirit by work.

We need more working farms on Kauai.

I hope that my testimony helps lydgate farm with their requests.

Aloha,

In Support of Lydgate FarmsEugene Punzal <eugenepunzal@gmail.com>

Fri 3/4/2022 3:42 PM

To: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

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Eugene Punzal <eugenepunzal@gmail.com>

3:39 PM (1 minute ago)

to [planningdepartment](#), [dcus](#), [wlydgate](#)

Aloha,

I am writing this to you to show my full support of Lydgate Farms for their permit amendment. I am a Cultural Weaving Practitioner with the Kauai Museum, and we have a Cultural Weaving Outreach program that gives free 45 minute demonstrations to all the Private and Public Schools here on Kauai. With the help of Lydgate Farms, I am able to get a healthy supply of beautiful coconut leaves, at no charge, so I can continue doing these demonstrations throughout Kauai. As part of his promotion of our Hawaiian Weaving Culture, he has hired me on several occasions to teach his staff the fading art of coconut weaving. As a former member of the Malie Foundation, Will has also allowed us to pick from his wonderful grove of bamboo, for the many cultural programs that we provided to our community. Lydgate Farms is a true supporter of our Hawaiian Culture, and I hope that you will find it in your hearts to approve his permit amendment.

Mahalo for your time,

Eugene Onio Punzal

Weaving Practitioner for the Kauai Museum

6025 Kapahi Road

Kapaa, HI 96746

Cel. 808 639-7722

Lydgate Farms testimony

David Keener <highseasoncatering@gmail.com>

Fri 3/4/2022 9:59 AM

To: Planning Department <planningdepartment@kauai.gov>; Dale Cua <dcua@kauai.gov>

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Dear Commissioners,

I am writing to you in support of Lydgate Farm's permit amendment petition. My family and I live in Lydgate Rise neighborhood and share an easement with Lydgate Farms. There are no problems as a result of their tours and our family wishes them the best of luck with their business. We support the growth of small businesses and local, working farms on Kauai. I hope that you will take our testimony into consideration when making your decision.

Sincerely,
David Keener

Lydgate Farms Permit Amendment

Annette Denbeau <anniesart@aol.com>

Fri 3/4/2022 9:10 AM

To: Planning Department <planningdepartment@kauai.gov>

Cc: Dale Cua <dcua@kauai.gov>; wlydgate@gmail.com <wlydgate@gmail.com>

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Dear Commissioners,

I am writing you with regard to the Lydgate Farms permit amendment petition.

I am a neighbor with contributing easement access for his residential farming business.

My family and I support Mr. Lydgate's pursuit for the success of his working Cacao Farm and hope that it is not only prosperous for him personally, but represents the rich agricultural value of this island.

I also appreciate his efforts in supporting the interests and concerns of our community members, he's a good neighbor.

I am thankful for the protective oversight of this department and hope this testimony assists in the confidence of your decision for this request.

With sincerest regards and Aloha,

Annette Denbeau

Ka'aina S. Hull
Director of Planning



Jodi A. Higuchi-Sayegusa
Deputy Director of Planning

**COUNTY OF KAUA'I
PLANNING DEPARTMENT**

SUPPLEMENT #1 TO
SHORELING SETBACK DETERMINATION POSTING

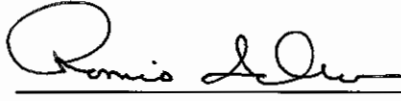
RE: Shoreline Setback Determination March 8, 2022 Planning Commission Posting

ADDITIONAL FINDINGS

Shoreline Setback Determination SSD-2022-28 has some discrepancies in the description of the type of shoreline and the setback requirements.

RECOMMEDATION

Shoreline Setback Determination Posting for March 8, 2022 has been updated using ramseyer format.

By 
Romio Idica
Staff Planner

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

March 08, 2022

SHORELINE SETBACK DETERMINATIONS updated

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2022-28	Michael Sheidler	5-8-012:027	Wainiha	New single-family residence/ <u>Stable</u> [Accreting] shoreline [60] <u>77</u> feet required setback, Certified Shoreline map KA-461, proposed residence at 81 feet.
SSD-2022-29	AOAO Nihi Kai	2-6-019:022	Kōloa	Renovation of existing sewage treatment plant/ Rocky shoreline, average lot depth=411.82 feet required setback 100 feet, proposed setback 220 feet plus.
SSD-2022-30	Letters as Numbers, LLC	5-2-004:065 unit 2 and unit 3	'Aliomanu	Rock wall and entry gate/ Rock wall extends makai about 420 feet, required setback 109 feet, proposed setback back 585 feet.
SSD-2022-31	Russell and Bonnie Calderone	4-9-014:026	Moloa'a	New single family residence/ Average lot depth of 82.5 and an erosion rate of .3 tenths of a foot per annum , required setback is 81 feet. Proposed setback is 87 to 91 feet.

Note: New text to be repealed is bracketed, and new text is shown underscored.